

**Southern Village Homeowner's Association BOD Meeting Minutes  
September 14, 2021, 4:30 PM, Zoom**

**Present:** Susana Dancy, President  
Sam Benen  
Susanna Trevino  
Patsy Smith, Director of HOA Operations, Mill House Properties  
Rana Singh, Vice President

**Not Present:** Alan Rimer, Treasurer

Quorum Established, Meeting called to order at 4:40 PM by Susana Dancy  
Agenda Approved  
June BOD Meeting Minutes Approved

**Resignation.** Susana announced that Alan Rimer, Treasurer, submitted his resignation, as he moved out of Southern Village, and that board member Sam Benen is willing to serve as Treasurer until officers are elected at the Annual General Meeting in February 2022. A motion to accept Alan's resignation and appoint Sam as Treasurer was made and seconded. All members voted in favor. Southern Village HOA bank accounts are held at Pinnacle Financial Partners, **Sam will be added as a signer on the account, Tara Lacara (Mill House Finance Manager) and Adam Jones (Mill House Owner) will remain as signers on the account. Alan Rimer will be removed.**

**Treasurer Report.** There was no Treasurer's Report due to transition in position.

### **BOARD UPDATES**

**Parks** Susana shared updates including the start of the Edgewater Park renovations. Ruppert will work closely with Caroline Tilley Asher, Landscape Architect and Playground Designer, to ensure the installation goes according to plans. Parks installation should take 10 days and will begin in the next two weeks. The Parks & Common Area Committee is in the early stages of working with a designer for the next project, Edgewater and Brookgreen pocket parks.

**ARB** Sam reported the ARB committee doing well, he attends as the liaison only and to offer support as needed.

### **Management Updates**

**Townhomes** TH I siding project is complete, final walk through will happen in the next couple of weeks. Patsy will include Rana if he is available. Roofs will be evaluated for replacement at TH II and Highgrove Townhomes. Chief Roofing will look at Westend as well however these are not scheduled to be replaced until 2025. Mill House will share the Townhome Responsibilities Sheet with all townhome groups as soon as the board has a chance to review, with the recent

work being done on exteriors at all townhome groups it is a good time to remind owners what the HOA is responsible for and what owners are responsible for at their homes.

**Trees** Town of Chapel Hill and Davey Tree are working on the final tree removal list and will share with Mill House. Trees will be removed by the city and replaced by Davey Tree in the winter.

**Alleyways** Paving Professional and the HOA are working to resolve an issue on the alleyway repaired earlier this summer. The current flow of water creates a potential flooding at the end of the alley and the home that sits low in this area. A proposal will be submitted, and Alan will sign off before work begins.

**New Business** Discussion surrounding Market Park, some of the playground equipment needs to be looked at for repairs, Mill House will follow up. They will also look at the existing picnic table and bench for repairs or replacement. Discussion about the traffic in SV, speeding and failure to stop. Mill House will contact the police for a possible patrol car to drive through, school has started, and teens are driving more than in the past 18 months.

Susana D. made a motion to adjourn the meeting at 5:40 PM Susanna T second. Meeting adjourned at 5:40 PM.

**Next Meeting is scheduled for Tuesday, November 2<sup>nd</sup> at 4:30 PM. Location TBD**

*Minutes Revised on October 15, 2021*